

DOCUMENT # 5273
ADOPTED

MEMORANDUM

FEBRUARY 8, 1990

TO: BOSTON REDEVELOPMENT AUTHORITY, AND
STEPHEN COYLE, DIRECTOR

FROM: PAUL BARRETT, ASSISTANT DIRECTOR
ROBERT RUSH, DEPUTY DIRECTOR
JOHN O'BRIEN, PROJECT MANAGER
HARBOR PLANNING AND DEVELOPMENT
PAUL REAVIS, ASSISTANT DIRECTOR
KENNETH KEOHANE, CONSTRUCTION SUPERVISOR
ENGINEERING AND DESIGN SERVICES

SUMMARY: THIS MEMORANDUM REQUESTS THAT THE AUTHORITY ISSUE A PARTIAL CERTIFICATE OF COMPLETION TO FLAGSHIP WHARF REALTY TRUST, AFFILIATED WITH THE RAYMOND GROUP, FOR 133 CONDOMINIUM UNITS, 105 AT AND ABOVE GRADE PARKING SPACES AND 22,000 SQUARE FEET OF COMMERCIAL RETAIL SPACE ALL WITHIN THE ORIGINAL SECTION OF BUILDING 197 LOCATED ON PARCEL 1A1 IN THE CHARLESTOWN NAVY YARD, AND TO AUTHORIZE THE DIRECTOR TO EXECUTE A FURTHER AMENDMENT TO THE LAND DISPOSITION AGREEMENT, ORIGINALLY DATED DECEMBER 7, 1978 AND AS PREVIOUSLY AMENDED, TO APPROVE CHANGES TO THE DEVELOPMENT PROGRAM FOR PARCEL 1A1, AS SET FORTH IN SCHEDULE J, TO INCREASE THE ALLOWED PARKING SPACES FROM 460 TO 516.

On October 27, 1987 the Authority conveyed parcel 1A1 to Flagship Wharf Realty Trust for the rehabilitation and expansion of building 197 located on the southwest side of Eighth street in the Charlestown Navy Yard.

The parcel and the existing structure were conveyed for the construction of 201 condominium units, 35,000 square feet of retail/commercial space and 460 parking spaces.

The rehabilitation of the existing portion of the structure consisting of 133 condominium units, 22,000 square feet of retail/commercial space, and 105 parking spaces at and above grade were inspected by BRA staff on January 29, 1990 (see attached completion schedule and unit breakdown). At this time, the improvements were 90% complete with full completion scheduled for March 15, 1990.

The partial Certificate of Completion will be followed by a full Certificate of Completion expected in July of 1990. The inspection for full and final Certificate of Completion, will allow staff to re-examine the units requested pursuant to this Memorandum, and will also include the remaining improvements consisting of 68 condominium units, 13,000 square feet of retail/commercial space, 418 below grade parking spaces, and the plaza/landscape treatment.

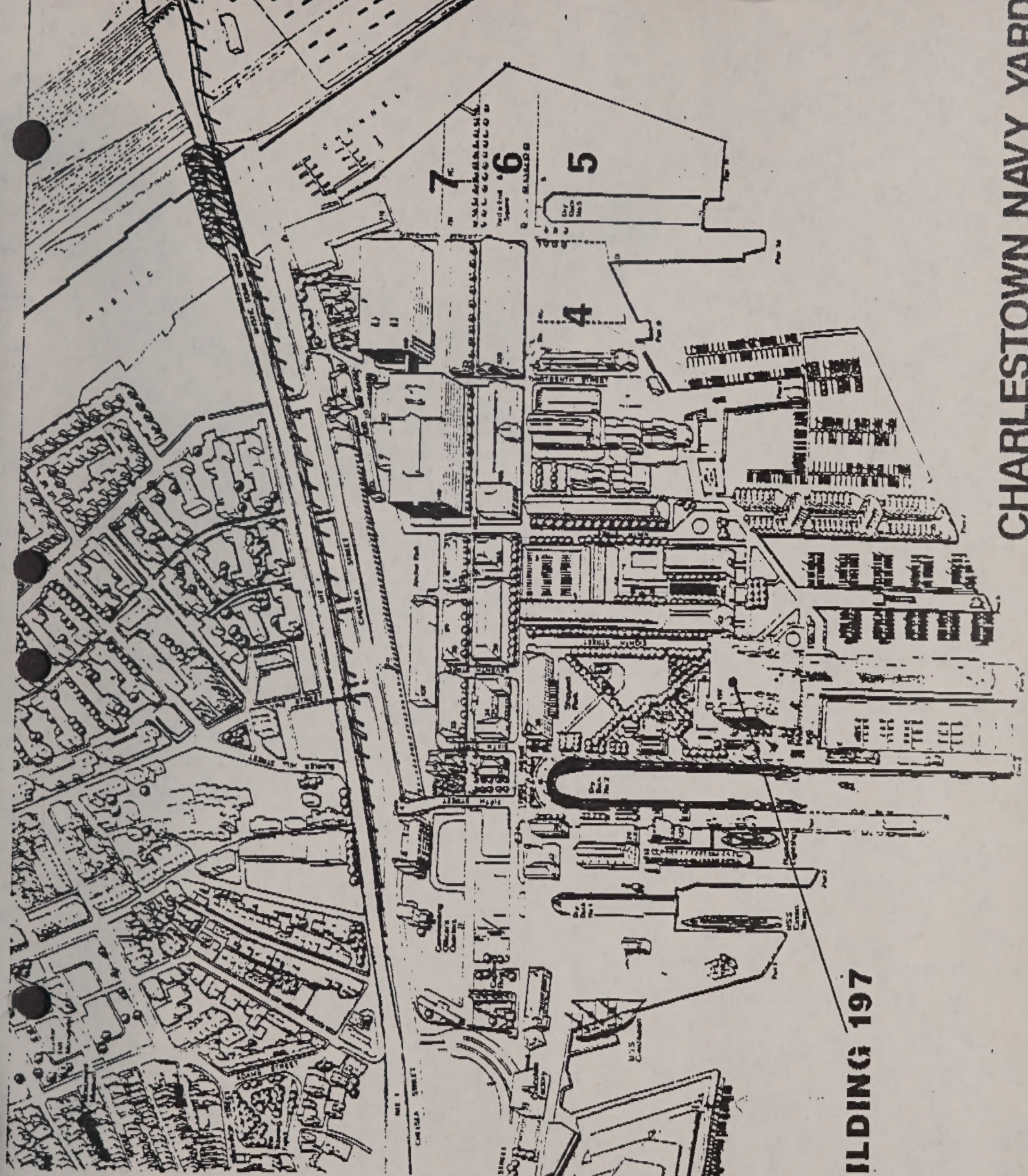
Phase I - Schedule completion March 15, 1990

At and Above Grade Garage - Totaling 105 parking spaces

Retail/Commercial Areas inside the original building footprint - Totaling 22,000 square feet

Condominium units requested for Partial Certificate of Completion:

210		
212	518	724
214	519	725
215	520	726
227	521	728
229	522	729
230	523	730
231	524	731
232	525	732
309	526	PH10
312	528	PH11
313	529	PH12
315	530	PH215
319	531	PH216
321	532	PH17
323	610	PH218
329	611	PH19
330	612	PH220
331	614	PH21
332	615	PH222
410	616	PH23
411	617	PH224
412	618	PH25
414	619	PH226
415	620	PH29
416	621	PH228
417	622	PH230
418	623	PH32
419	624	PH210
420	625	PH211
421	626	PH212
422	628	PH217
423	629	PH219
424	630	PH221
425	631	PH223
426	632	PH225
428	710	PH229
429	711	PH232
430	712	133 Units
431	714	
432	715	
510	716	
511	717	
512	718	
514	719	
515	720	
516	721	
517	722	
	723	



BUILDING 197

